

Applicant requests a Special Exception under Section 2.16.050 J (Carport over a Driveway) in an R-4 (Residential) zone.

This would permit a 19' by 17' portion of an existing carport that is proposed to encroach into the front yard setback and to be located to within 5 feet of the front property line.

The required front and rear yard cumulative setback total is 45 feet in the R-4 zone district.

BACKGROUND

The applicant built a carport without permit and is requesting to keep 323 square feet of the existing 454 square feet carport. Approximately 131 square feet will be demolished to comply with the requirements of the Special Exception. The plans shall indicate that the roof of the carport is not higher than the roof of the house and that the carport shall match the house in materials and design. There is a utility easement at the front property line; the applicant's representative has been requested to contact the utility companies for letters of no objection to build over the easement. The gas company and the electric company have provided "no objection" responses. The Building Permits & Inspection Division has reviewed the structural plans and notes several needed corrections.

CALCULATIONS

Permitted carport area = 343.8 sq. ft. (1,719 sq. ft. first floor area under roof ÷ 5)

Requested area of carport = 323 sq. ft. (19' x 17')

Required front and rear yard setback total = 45'

Requested front yard setback = 5'

STAFF RECOMMENDATION

Staff recommendation is pending per review of structural drawings.

The Zoning Board of Adjustment is empowered under Section 2.16.050 J to:

Permit the encroachment into the required front yard setback for a lot in a residential (R) district beyond other allowed modifications for a carport covering a driveway; provided, however, that:

1. The residence has been in existence with a valid certificate of occupancy for one continuous year; and,
2. The zoning board of adjustment has received the written approval of the structural design from the building permits and inspection division of the development services department; and,
3. The carport shall be constructed of the same material, architectural design, and color scheme as the residential structure, open on three sides, and attached to the main structure; and,
4. The area of the carport shall not exceed one-fifth of the first-floor area of the dwelling, nor shall the carport rise above the highest point of the roof of the dwelling; and,
5. Elevation drawings of the proposed structure shall be submitted; and,
6. For a duplex, the total of all extensions granted shall not exceed one-third the average width of the site, and the total of all extensions for either unit of the duplex shall not exceed two-thirds of the average width of that unit; and,
7. Unless otherwise provided in this chapter, all remaining areas of the required front yard shall be permanent open space; and,
8. There is no other reasonable alternative to provide a carport in the front yard of the subject property without exceeding the encroachments allowed in Title 20 of this code; and,
9. The extension shall not permit the creation of an additional dwelling unit for rental purposes nor shall it constitute an extension of the living area of the dwelling.



June 8, 2012

Attention: Luis Sarinana

RE: Encroachment of Utility Easement at 12597 Gilded Sun Drive, El Paso, Texas.

Dear Mr. Sarinana:

Texas Gas Service has no **main** line facilities within the utility easement in the above-mentioned property, and therefore does not object to the proposed car port on the existing encroachment. For your safety, please call **811** for line locations before any excavation commences.

Should you have any questions or require further information, please feel free to call me at (915) 680-7242.

Regards,

Claudia Y. Villanueva
Engineering Department

**RE: 12597 Gilded Sun Drive, carport over 10' utility easement at front**

Tuesday, June 5, 2012 7:12 PM

From: "Eggleston, William C" <william.eggleston@epelectric.com>

To: "Luis Sarinana" <sarinanalg@yahoo.com>

Cc: "Eggleston, William C" <william.eggleston@epelectric.com>

Mr. Sarinana,

This is to inform you of El Paso Electric's NON OBJECTION to the encroachment of an easement running in favor of El Paso Electric Company located at 12597 Gilded Sun, Lot 43, Block 34, Sun Ridge Subdivision Unit 8. At present the carport does not hinder our use of the easement. However, in the future if the easement is needed we will enforce all rights and privileges in the use of said easement. Please feel free to contact me with any questions or comments you may have.

Thank you

William Eggleston SR/WA
Principle Utility Specialist
El Paso Electric Company
PO Box 982
El Paso, TX, 79960
william.eggleston@epelectric.com
office 915.543.4176
cell 915.491.9094

From: Luis Sarinana [mailto:sarinanalg@yahoo.com]**Sent:** Thursday, May 31, 2012 9:26 AM**To:** Eggleston, William C**Subject:** Fw: 12597 Gilded Sun Drive, carport over 10' utility easement at front

Mr. William,

The city is requesting that we contact the utility company before June 11, 2012 before we go to a special zoning board of appeals hearing for a car port.

Thank you for your help in this matter.

If you have any questions please call me @ 252-3734

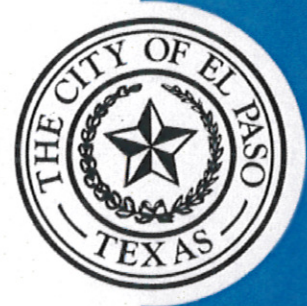
Luis Sarinana

--- On **Thu, 5/24/12**, **Castle, Linda** <CastleLJ@elpasotexas.gov> wrote:

From: Castle, Linda <CastleLJ@elpasotexas.gov>

Dedicated to Outstanding Customer Service for a Better Community

S E R V I C E S O L U T I O N S S U C C E S S



CITY DEVELOPMENT DEPARTMENT
Building Permits & Inspections Division

MEMORANDUM

TO: Zoning Board of Adjustment Staff

FROM: Juan Estala, Chief Plans Examiner
 Inspections Division

SUBJECT: CARPORT CASE FOR June11, 2012 ZBA MEETING

DATE: June 7, 2012

I have reviewed the plans for ZBA case PZBA12-00017 located at 12597 Gilded Sun Drive. The applicant is requesting a Special J Exception under Title 2.16.050 for a carport over the driveway.

The carport's structural design has been reviewed and has been found to be not acceptable: Over span beams

This letter is written pursuant to Title 2.16.050 J 2. And provides written approval for the carport design based upon structural design considerations from the Building Permits and Inspections Division.

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susie Byrd

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Dr. Michiel R. Noe

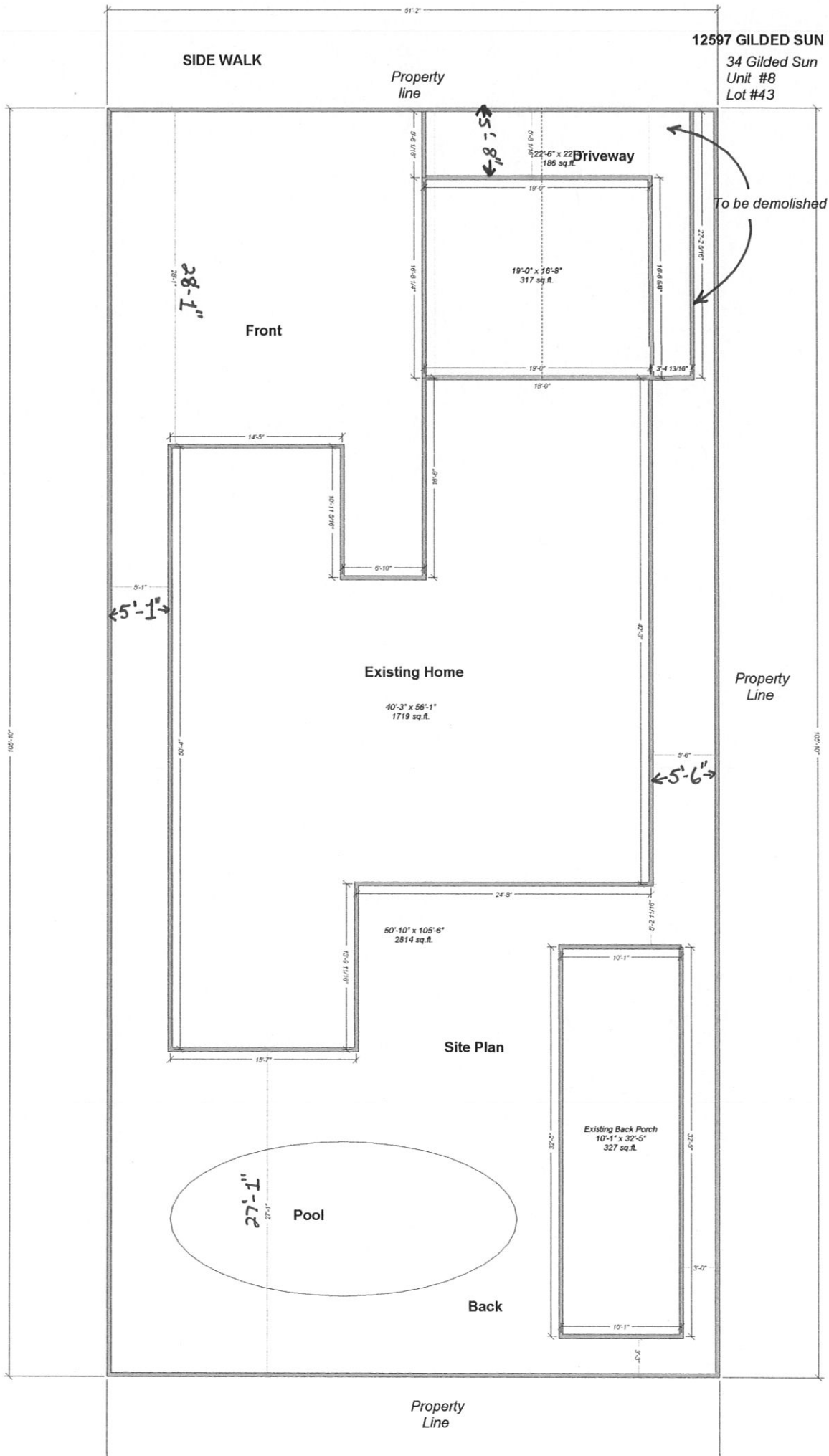
District 6
Eddie Holguin Jr.

District 7
Steve Ortega

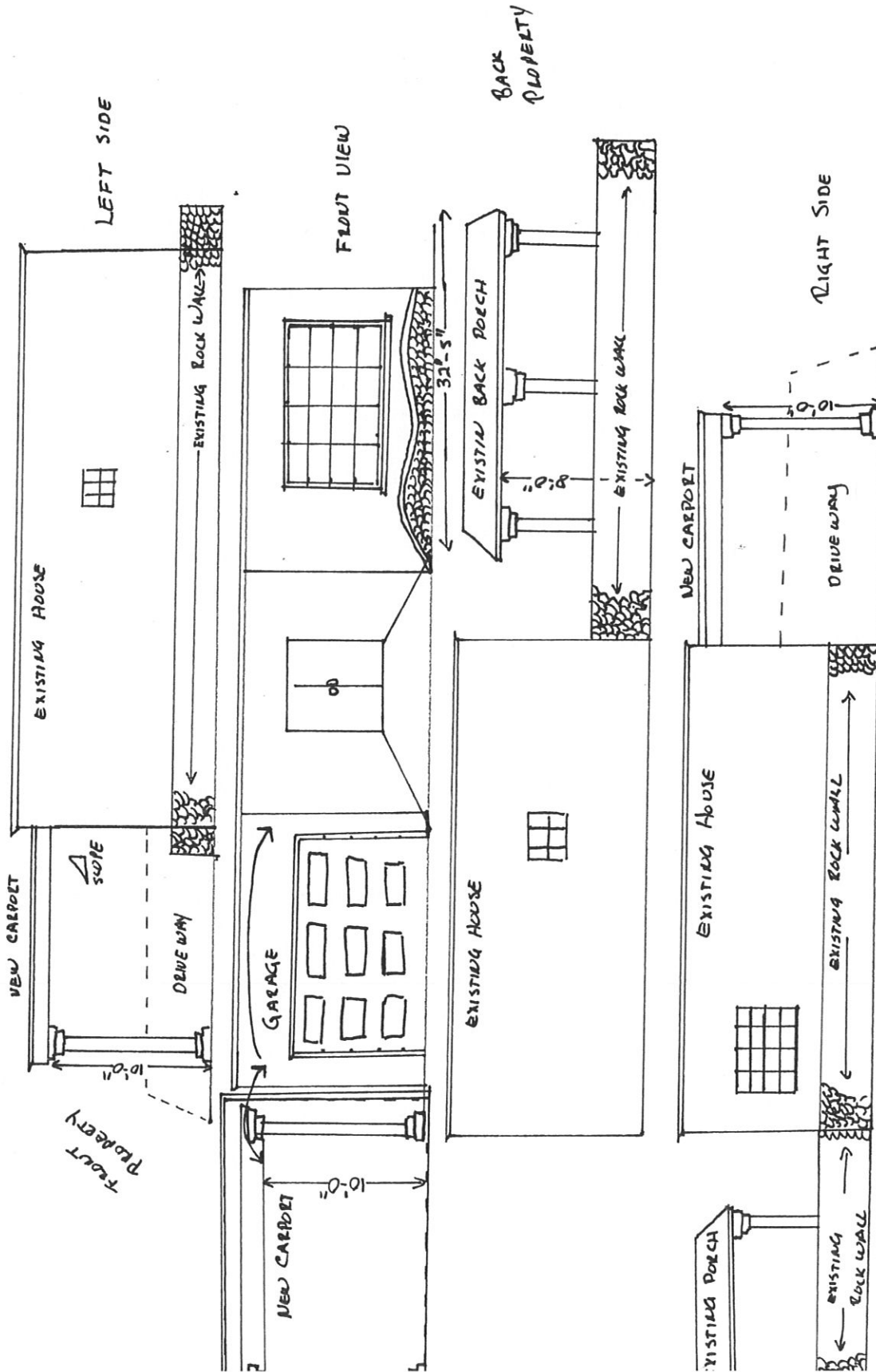
District 8
Cortney Carlisle Niland

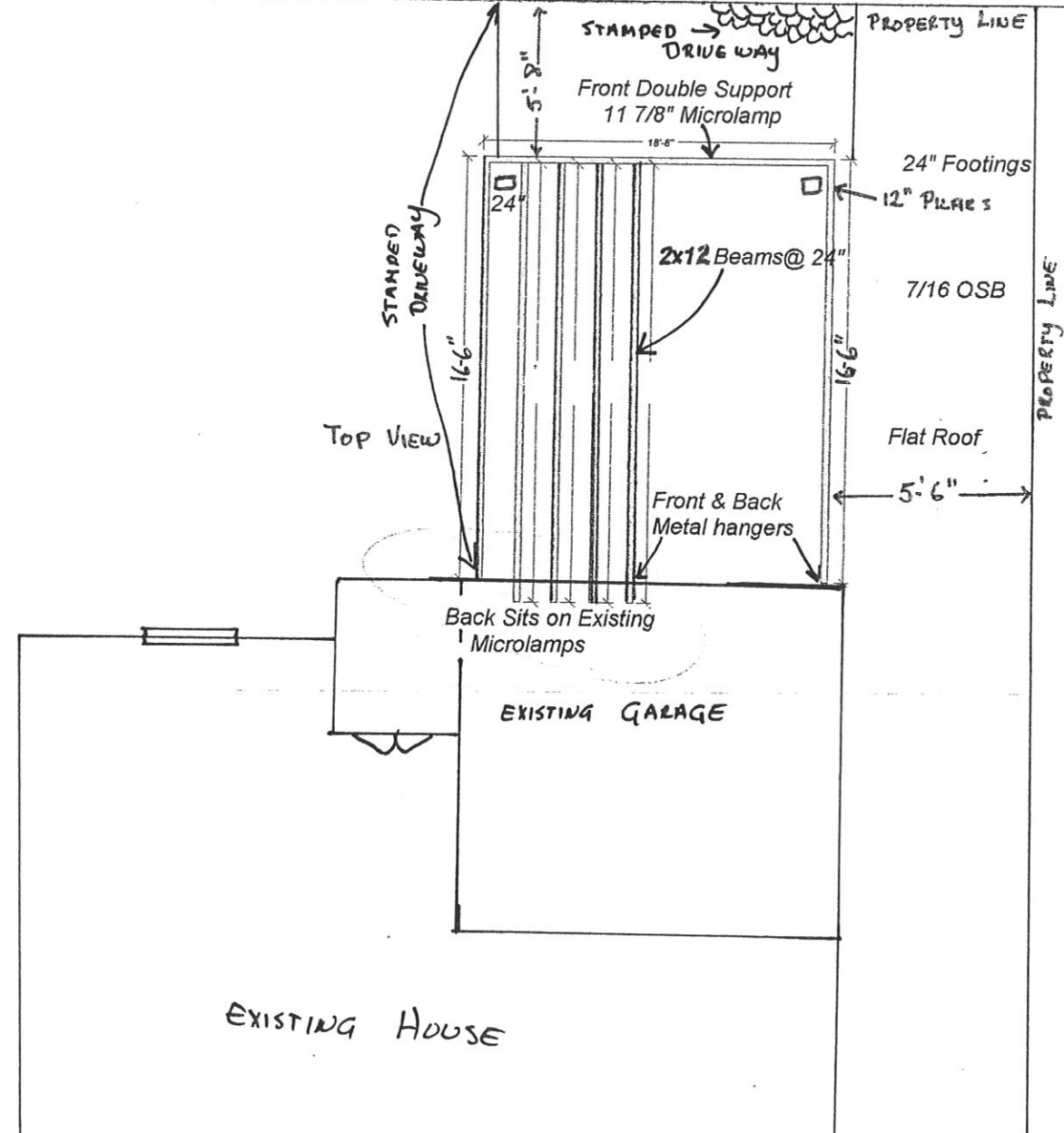
City Manager
Joyce A. Wilson



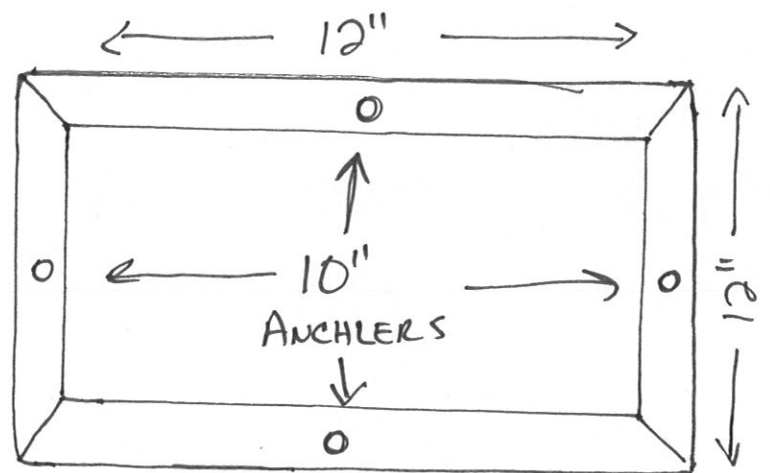
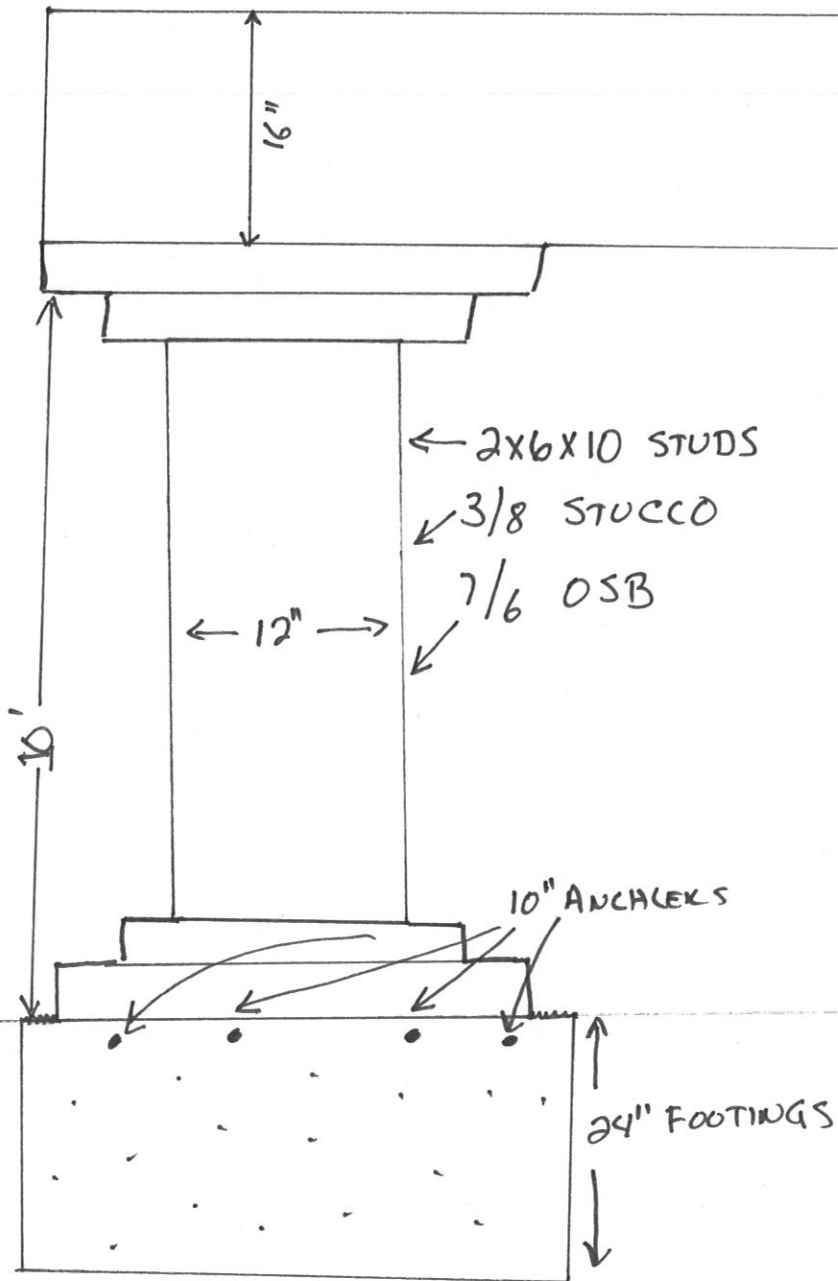


12597 GILDED SO
UNIT # 8
LOT # 93



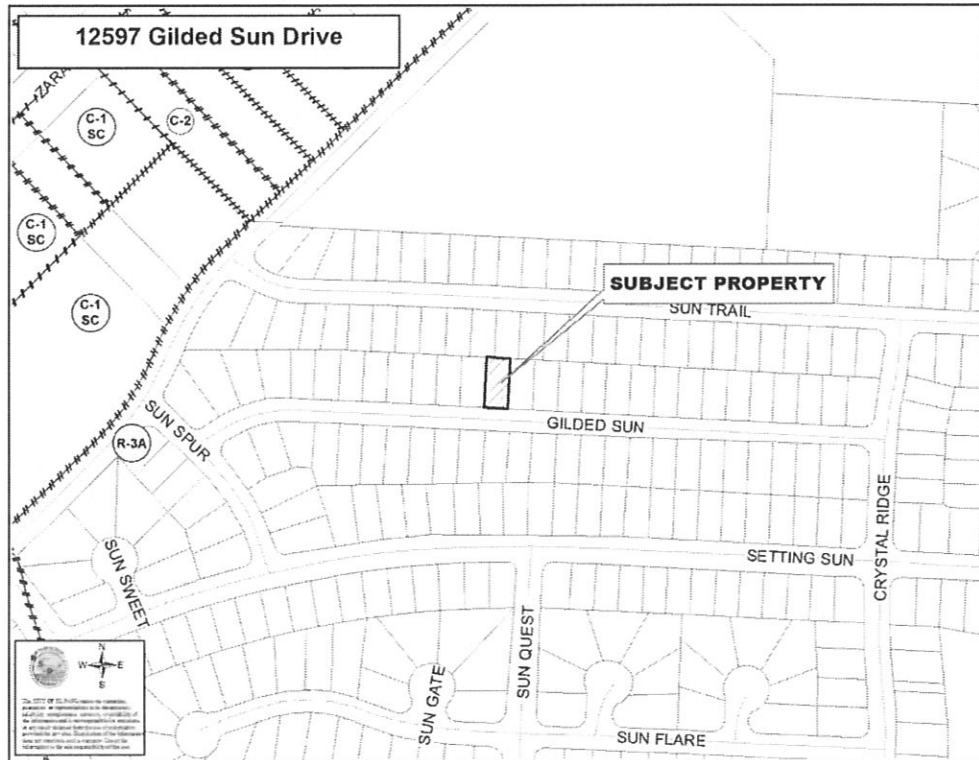


12597 GRADED SOIL



ALL PILARS SIT ON 24" FOOTINGS

ZONING MAP



NOTIFICATION MAP

